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QUITCLAIM DEED

022353

NO TRANSFER
TAX PAID

I, EARLE M. DAVIS of Waterville, Maine, for consideration paid, hereby grant unto MARY N. DAVIS of said Waterville and whose mailing address is 14 Cherry Hill Terrace, Waterville, Maine 04901, a one-half interest to be held in common and undivided in and to the following described property in Waterville, Kennebec County, Maine:

A certain lot or parcel of land situated in said Waterville and being Lot No. 84 and Lot No. 85 on the revised Plan of Cherry Hill Terrace made by Associated Engineers, Inc. dated January 31, 1957 and recorded in the Kennebec County Registry of Deeds, Plan Book 20, Page 50, to which reference may be had for a more particular description. This conveyance is made subject to the following restrictions:

First: The entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot No. 84 and Lot No. 85 and all other lots shown by said Plan is subject to and entitled to the benefits of said Ordinance.

Second: It is further covenanted and agreed that neither Lot No. 84 nor Lot No. 85 nor any other lot shown by said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

Third: Furthermore, no such house shall be built costing less than fifteen thousand dollars (\$15,000) in said Cherry Hill Development.

Fourth: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street line, or within fifteen (15) feet of the boundary line of the lot.

This property is conveyed subject to an easement which is described as follows, viz:

An easement for a public sewer to the Waterville Sewerage District fifteen (15) feet in width, the center line of which is situated ten (10) feet easterly of the common boundary line between said Lot No. 84 and No. 85 and which runs from Cherry Hill Terrace southerly and parallel to said common boundary line between Lot No. 84 and 85 to the center of a manhole situated near the southwest corner of said Lot No. 84 and thence runs westerly with the center line parallel with the southerly line of Lots No. 84 and No. 85 and five (5) feet northerly thereof, eighty (80) feet, more or less, to the center of a manhole, all as more particularly described in an easement deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton to the Waterville Sewerage District,

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dated April 3, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1076, Page 60, to which reference is hereby made for a more particular description of the easement to which said Lot No. 84 and Lot No. 85 are subject.

Said Lot No. 84 is conveyed subject to a further easement in favor of Lot No. 74 and Lot No. 75 on said Plan, permitting the laying and maintenance of a private sewer line to the manhole which lies near the southwest corner of said Lot No. 84. Said easement is reserved in favor of Lot No. 74 and Lot No. 75 according to said Plan.

Being all and the same premises acquired by Earle M. Davis and Mary N. Davis by Warranty Deeds from Alfred J. Carey, dated June 9, 1959 and May 25, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1153, Page 391 and Book 1625, Page 27, respectively.

The purpose of this deed and a previously delivered deed from the Grantee herein to the Grantor herein of even date and to be recorded herewith is to create a tenancy in common in and to the above-described premises.

IN WITNESS WHEREOF, the said Earle N. Davis has signed this instrument this 27 day of July, 1992.

WITNESS:

C B Woodworth

Earle M. Davis
Earle M. Davis

STATE OF MAINE
Carleton, SS.

July 27, 1992

Personally appeared the above-named Earle M. Davis and acknowledged the foregoing instrument to be his free act and deed.

Before me,

C B Woodworth
~~Notary Public~~/Attorney at Law

Print Name: C. B. Woodworth

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RECEIVED KENNEBEC SS.

1992 AUG 14 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS